



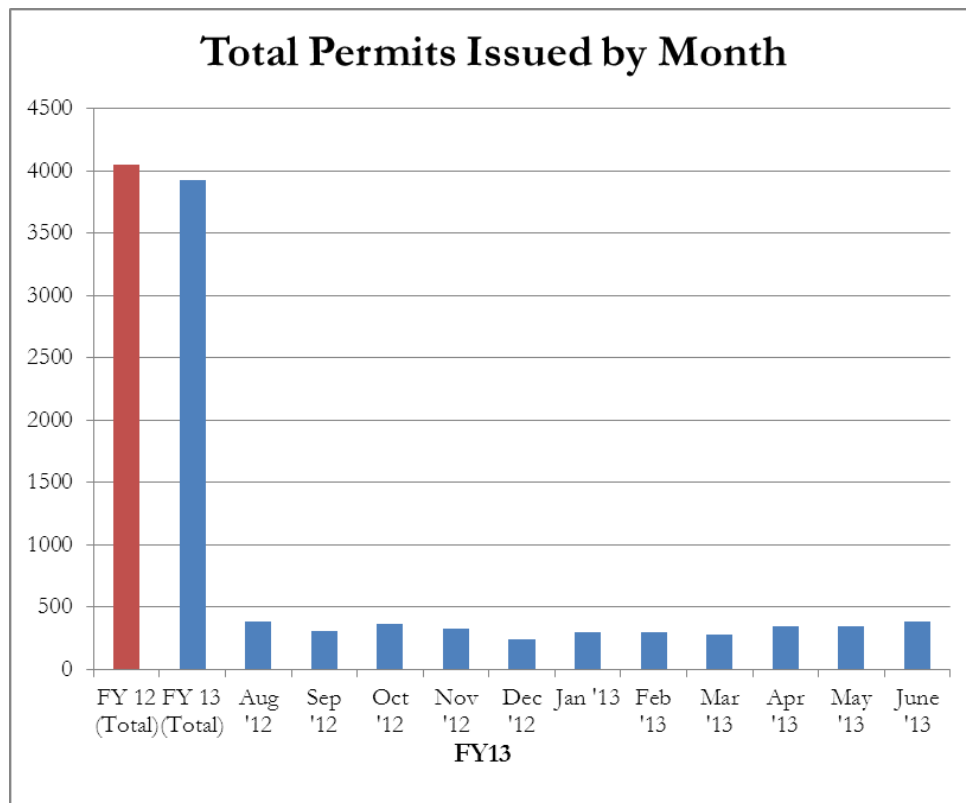
Community Planning and Development Services

Monthly Activity Report (through June 2013)

Building Permits

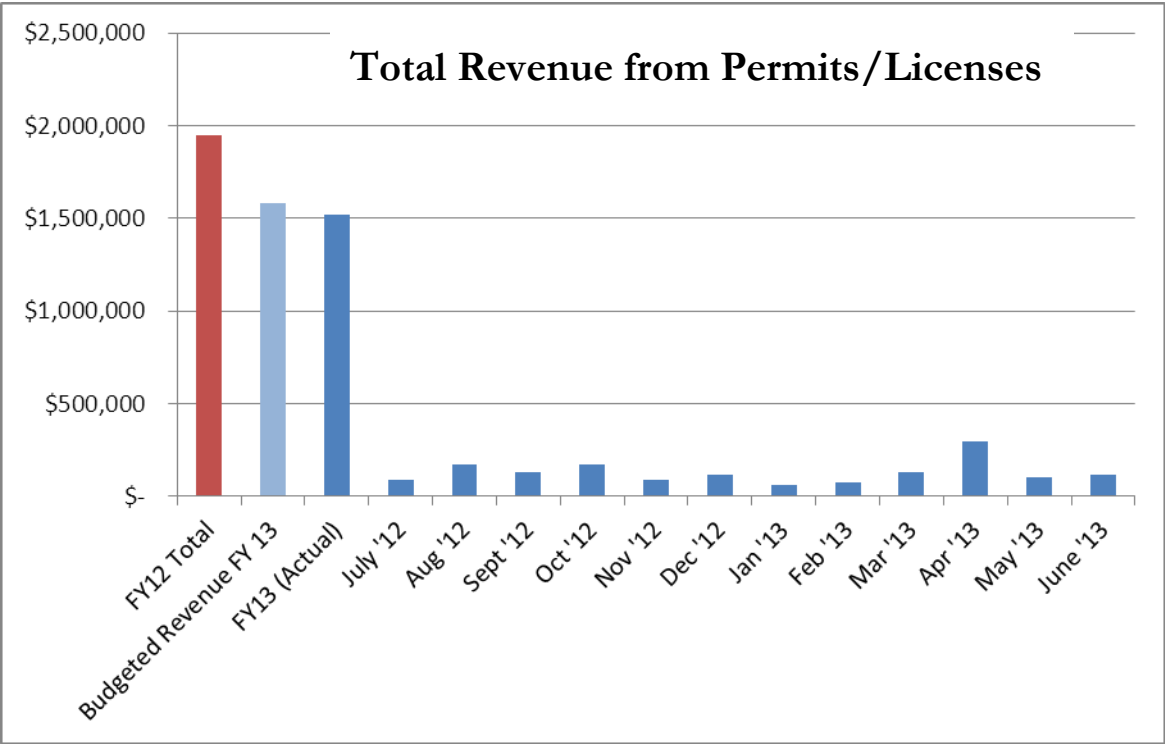
As the fiscal year came to a close, we ended up issuing nearly the same number of permits in FY 13 as we did the previous year. The difference was 123, or 3% below the FY 12 level. However we were well above the activity in the prior fiscal years. A chart showing the past five years of activity is on page 7.

	FY 12 (Total)	FY 13 (Total)	Fiscal Year 2013 to date										
			Aug '12	Sep '12	Oct '12	Nov '12	Dec '12	Jan '13	Feb '13	Mar '13	Apr '13	May '13	June '13
Building Permits													
Residential/Commercial	771	791	112	69	83	58	43	47	59	39	69	77	76
Single-family	22	20	4	2	0	3	1	0	2	1	3	3	1
Demolition	11	10	2	0	1	1	0	0	0	0	4	1	1
Fire Protection	331	346	22	28	45	22	20	29	34	20	26	33	32
Mechanical, Electrical, Plumbing	2660	2515	218	190	205	230	161	208	188	187	218	221	253
Occupancy													
Residential/Commercial	240	225	24	16	27	13	14	16	14	31	21	8	24
Single-family	18	23	0	0	3	3	5	1	0	3	5	0	1
Total Permits Issued by Type	4053	3930	382	305	364	330	244	301	297	281	346	343	388

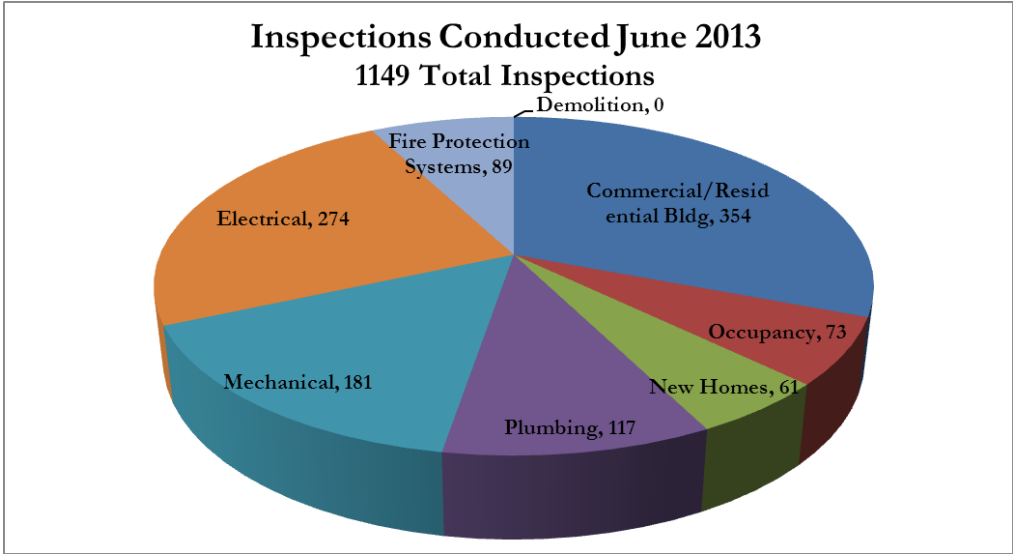


Revenue from Permits

Revenue generated from permits in FY 13 was \$1,518,930, which was \$61,070 (3%) below the amount budgeted for the year (\$1,580,000). Compared with FY 12, the amount generated in FY 13 was well below (by \$427,932) the very high amount of \$1,946,862. The chart on p. 8 shows the past 5 years.

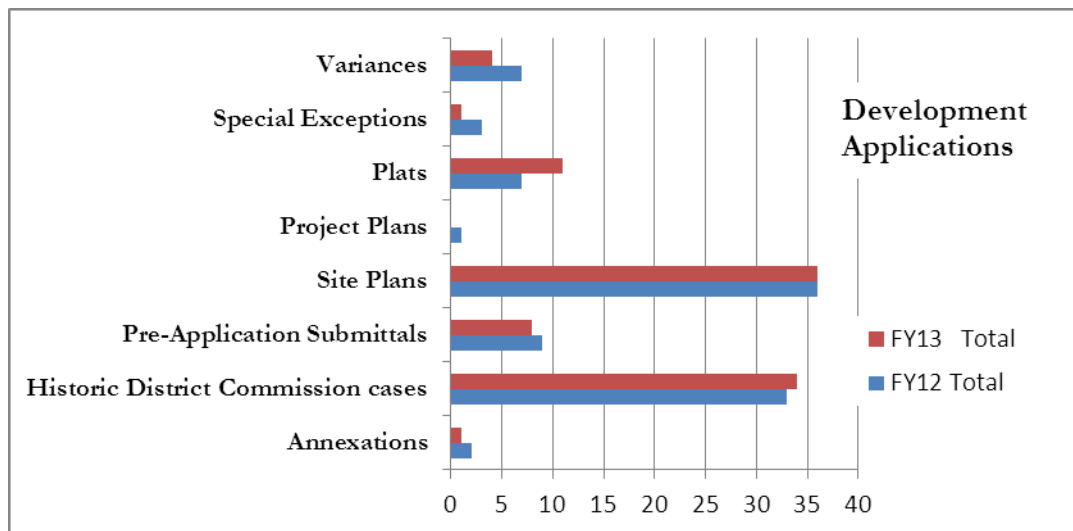


Inspections



Development Review Cases

	FY12 Total	FY13 (Total)
Annexations	2	1
Historic District Commission cases	33	34
Pre-Application Submittals	9	8
Site Plans	36	36
Project Plans	1	0
Plats	7	11
Special Exceptions	3	1
Variances	7	4
Total	98	95



Zoning Enforcement

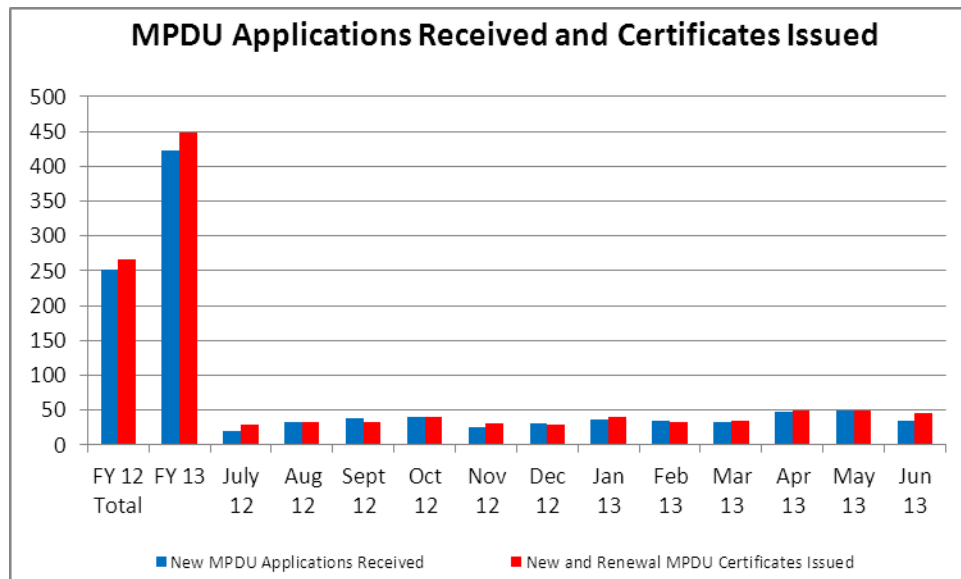
	FY 2012 Total	FY 2013 Total	June 2013
Zoning Violations	107	67	8

Sign Permit Applications

	FY 2012 Total	FY 2013 Total	June 2013
Sign Permit Applications	222	223	16
Sign Permits Issued	186	239	16
Sign Review Board Cases	13	5	-

Housing and Community Development Block Grant

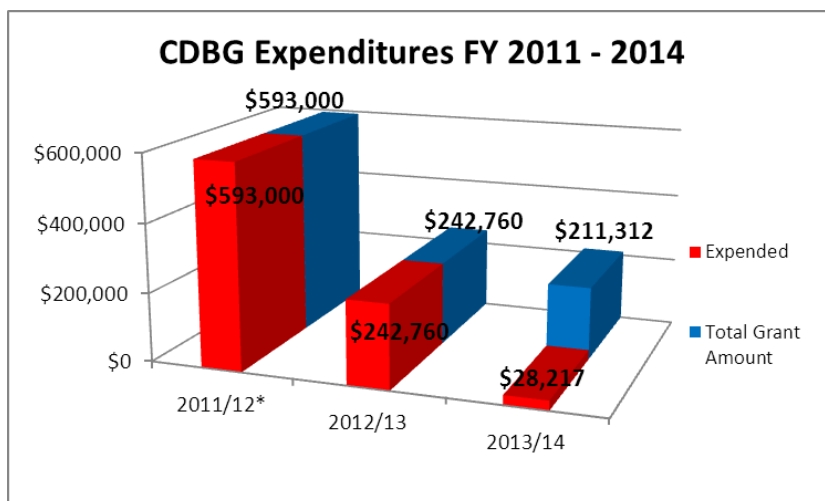
Moderately Priced Dwelling Units



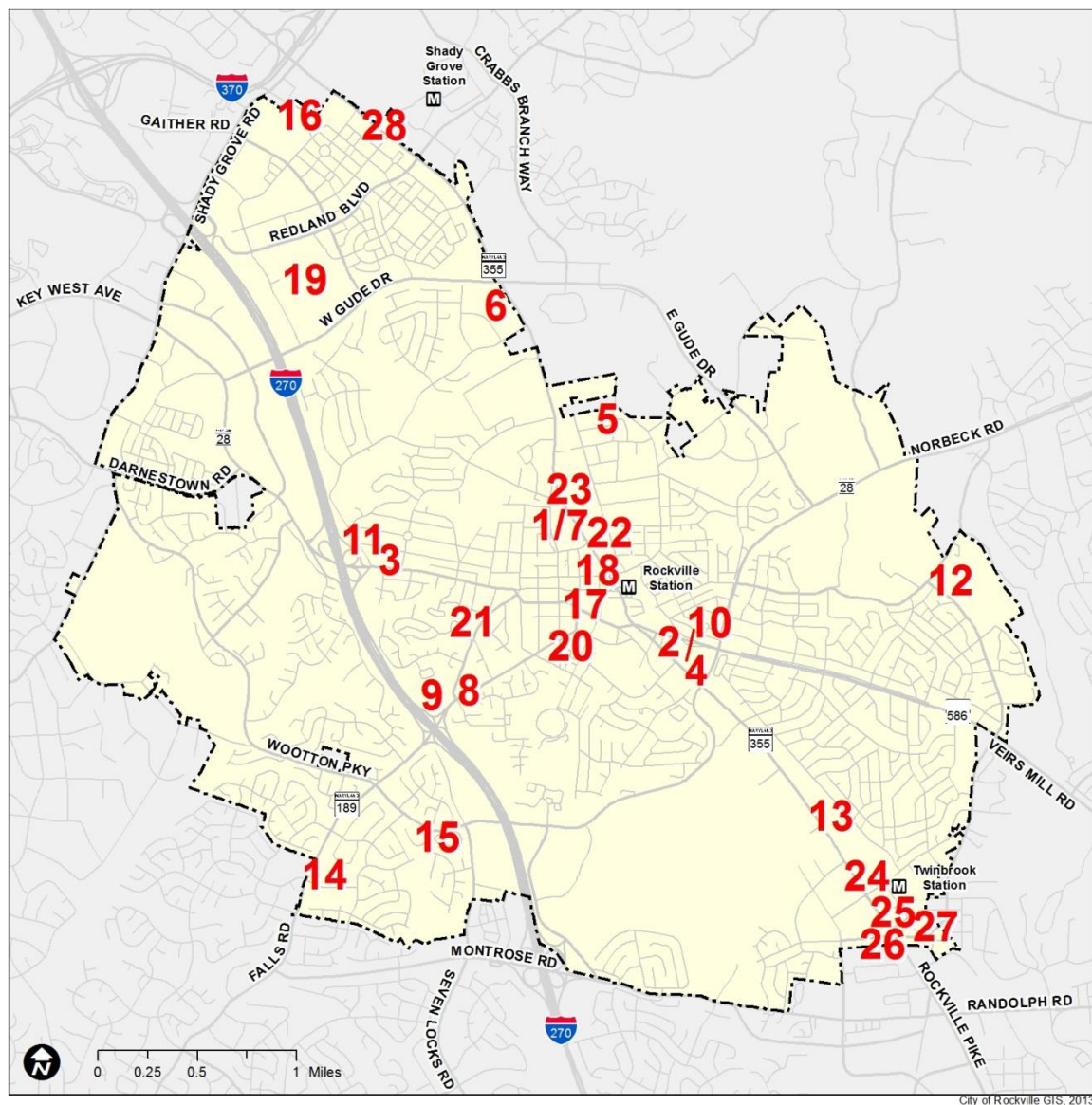
* Low and moderate income households apply to the City to be income-qualified for Rockville's MPDUs; receiving a certificate does not guarantee a MPDU will be available.

Community Development Block Grant (CDBG)

- Year 38 contracts are underway with all subgrantees. In-person kick-off meetings took place in April and May.
- The Single-Family Rehabilitation program has two projects currently underway and is preparing scopes of work for two other projects.
- FY13/14 CDBG contract started at the end of January 2013



Major Development Review Projects around the City



Pre-Application Submittals

1. **275 N. Washington Street (Brightview, Rockville Town Square):** Pre-application for a proposed 195-unit Senior Multi-family Development and Retail Use. File #: PAM2013-00061
2. **702 Rockville Pike (Enterprise Rent-a-Car):** Pre-application for a proposed auto rental facility. Applicant will utilize the existing on-site building for the primary use and proposes the construction of a 1,720 square foot auto wash as an accessory use to the auto rental business. File #: PAM2013-00058
3. **727 West Montgomery Avenue (Seventh Day Adventist Church):** Pre-Application submittal for a proposed parking lot expansion at an existing place of worship. File #: PAM2011-00049
4. **Vacant Lot between 736 and 804 Rockville Pike (Urgent Care Rockville):** Pre-application submittal for a proposed new Medical Office building. File #: PAM2013-00060
5. **900 Westmore Avenue (Church of God Iglesia de Dios of Rockville):** Proposed demolition of an existing church and construction of a new church with additional on-site parking. File #: PAM2013-00059
6. **15190 Frederick Road (Auto Zone):** Pre-Application submittal for a proposed new 6,784 square-foot retail store. File #: PAM2011-00048

Major Applications In Process

7. **275 N. Washington Street (former Giant Site):** Level 1 Site Plan submittal for the development of a 2-story building with a Bank, Office and Retail use. File #: PLT2013-00522 (approved), PLT2013-00524 (approved) and STP2013-00145, STP2013-000159
8. **626 & 628 Great Falls Road (Chinese Jehovah's Witnesses):** Proposed development of a new Place of Worship. File #: STP2012-00114
9. **651 Great Falls Road (Julius West Middle School):** Proposed installation of two (2) portable classroom buildings. File #: STP2013-00156
10. **718 Rockville Pike (Patient First Medical Center):** Major Site Plan Amendment for a new medical office building and change of use to an existing building on-site to allow a restaurant use. File #: STP2013-00162
11. **731 West Montgomery Avenue (Child Care Center):** Special Exception Application for the expansion of an existing Child Care Center. File #: SPX2013-00387
12. **951 Twinbrook Parkway (Meadow Hall Elementary School):** Proposed installation of one (1) portable classroom building. File #: STP2013-00155
13. **1450 Rockville Pike (BMW of Rockville):** Proposed consolidation and expansion of the service facility and structured parking. File #: STP2013-00165
14. **1514 Dunster Road (Ritchie Park Elementary School):** Proposed installation of one (1) portable classroom building. File #: STP2013-00158
15. **2400 Henslowe Drive (Residential Variance):** Proposed addition encroaching into the front yard setback. File #: VAR2013-00036

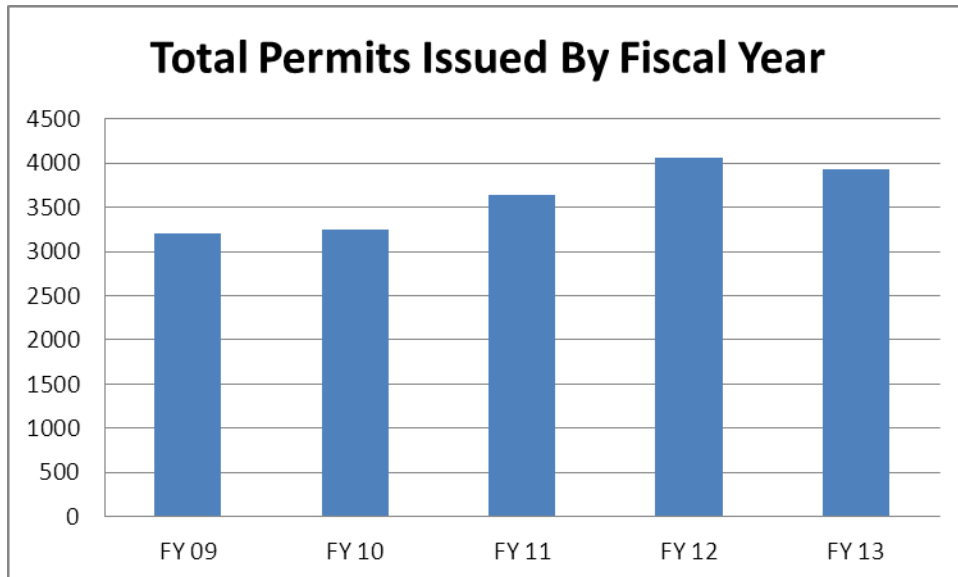
Recently Approved Applications

16. **Shady Grove Road, south of Pleasant Road (WSSC Water Storage Tank):** Proposed development of an elevated water storage tank. File #: STP2013-00154
17. **50 Maryland Avenue (Montgomery County Judicial Center):** 200,000 square-foot addition to the existing Montgomery County Judicial Center. Approved March 10, 2010 and currently under construction. File #: STP2010-00017
18. **1 Choice Hotels Circle (Rockville Metro Plaza):** Minor Site Plan amendment to a previously approved Use Permit. Approved April 29, 2011 and completing their final occupancy permit. File # STP2011-00073
19. **201 W. Gude Drive (PEPCO Service Center):** Proposed exhibit building with ancillary lab and restrooms totaling 1,780 square feet. Approved February 27, 2013 and pending occupancy permit. File #: STP2013-00146
20. **209 Monroe Street (Victory Housing):** 86-unit residential senior living facility with a street closing/abandonment and preliminary subdivision plan to create seven lots. Approved October 27, 2010 and currently under construction. File #: SCA2006-00097, PLT2009-00498, PLT2011-00505, SPX2009-00378 and STP2010-00034
21. **315 Great Falls Road (Residential Variance):** Proposed attached residential garage encroaching into a side yard setback. Approved April 13, 2013. File # VAR2013-00035
22. **369 Hungerford Drive (PNC Bank):** Level 1 Site Application for a Proposed Bank Facility with a Drive-Through. Approved November 11, 2012 and under building permit review. File #: STP2013-000135
23. **430 Hungerford Drive (Walgreens Drugstore):** Site Plan for a new drugstore in an existing commercial building. Approved March 14, 2012. File #: STP2012-00111
24. **1592 Rockville Pike (Twinbrook Metroplace):** Project Plan for a new mixed-use development comprised of approximately 286,000 square feet of office, retail, restaurant and health club use, a 200-room hotel and 792 multi-family residential units and Site Application implementing Phase I of the approved Project Plan for Twinbrook Metroplace. Approved April 16, 2012 and March 13, 2013. File #: PJT2012-00002 and STP2013-00140
25. **1800 Rockville Pike (Twinbrook West):** Site Plan for a new mixed-use development comprised of approximately 100,000 square feet of retail and restaurant use and 356 multi-family residential units. Approved March 28, 2012. File #: STP2012-00101
26. **1807 Rockville Pike:** New commercial retail center including a bank with drive-through facility. Approved November 9, 2011 and currently under construction. File #: STP2011-00085
27. **1900 Chapman Avenue (Former Syms Site):** A proposed mixed-use development with 667 multi-family residential units and approximately 5,000 square feet of non-residential use. Approved August 8, 2012. File #: STP2012-00112
28. **15955 Frederick Road (Silverwood/Shady Grove, LLC):** Development of a five-story, 417-unit multi-family residential project on property approved for annexation to the City of Rockville. Approved October 26, 2011. File #: STP2011-00091 and ANX2010-00139

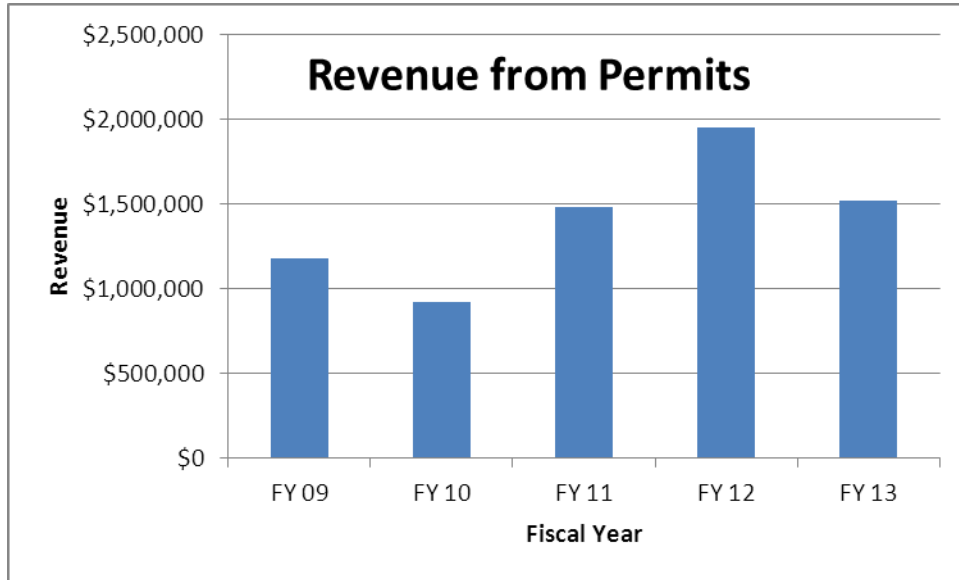
FY2009-FY2013 Comparison

Total Permits Issued

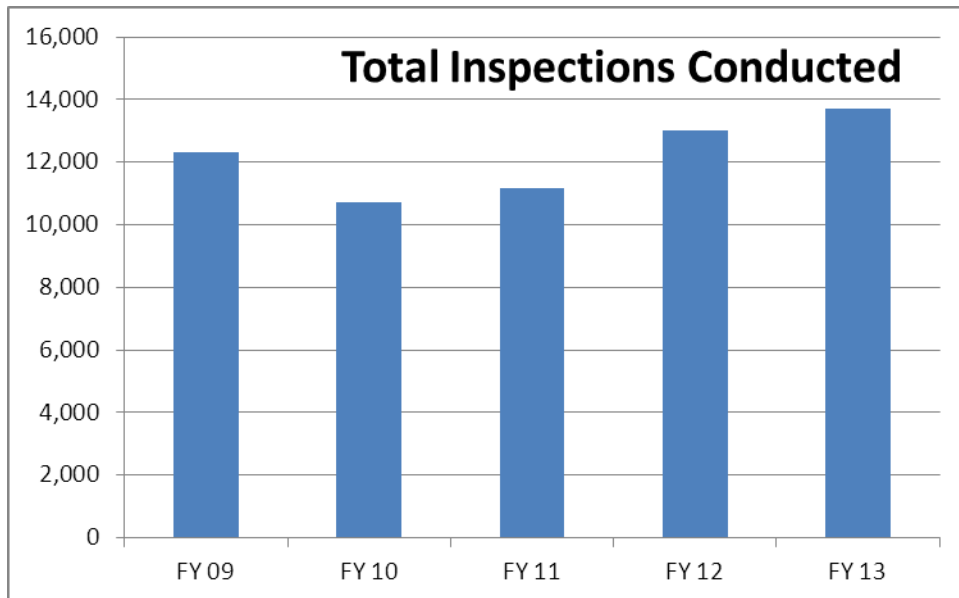
	FY 09	FY 10	FY 11	FY 12	FY 13
Building Permits					
Residential/Commercial	740	718	826	708	791
Single-family	5	3	11	16	20
Demolition	3	3	4	11	10
Fire Protection	345	319	323	295	346
Mechanical, Electrical, Plumbing	1910	2005	2237	2434	2515
Occupancy					
Residential/Commercial	196	191	229	222	225
Single-family	8	5	4	16	23
Total Permits Issued by Type	3207	3244	3634	4053	3930



Revenue from Permits



Inspections



Development Review Cases

	FY 09	FY 10	FY 11	FY 12	FY 13
Annexations	0	0	6	2	1
Historic District Commission Cases	28	39	23	33	34
Plats	7	3	10	7	11
Pre-Application Submittals	11	18	15	9	8
Project Plans	1	0	0	1	0
Site Plans	8	36	51	36	36
Special Exceptions	3	4	1	3	1
Variances	3	15	10	7	4
Total	93	115	118	98	95

Zoning Enforcement

	FY 09	FY 10	FY 11	FY 12	FY 13
Zoning Violations	26	106	80	107	67

Sign Permit Applications

	FY 09	FY 10	FY 11	FY 12	FY 13
Sign Permit Applications	207	243	173	222	223
Sign Permits Issued	180	171	163	186	239
Sign Review Board Cases	13	13	14	13	5

Housing and Community Development Block Grant

Moderately Priced Dwelling Units

